

County of Loudoun
Department of Planning
MEMORANDUM

DATE: January 25, 2010

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (2)	MS 00

FROM: Mike Elabarger, Project Manager

SUBJECT: SPEX 2009-0030 & CMPT 2009-0009 – CWS Exit 5 Claiborne Parkway

SECOND REFERRAL REVIEW

COMMENT

DUE DATE: **February 23, 2010** *(Note: Please provide one paper copy to Project Manager by due date and one electronic copy of referral comments to Mike.Elabarger@loudoun.gov. Direct questions to me at 703-737-8506).*

I apologize for requesting a Second Referral again – the ‘response to first referrals’ the applicant submitted, dated December 23, 2009, was **incomplete** – it did not respond to Community Planning or the B&D Environmental Review Team. If you (Zoning, OTS, VDOT) previously submitted comments to me on the previous response document, and there is no new information in this version of the response that affects your review, I ask only that you change any reference (date, etc.) to the materials you reviewed in your referral and then re-date your referral comments and submit that to me. I wish to clean up the paperwork from the erroneous second referral and have everything correspond to one another. Thank you in advance for assisting me in this.

Please find the enclosed information for your review:
(Please see LMIS documents if no hard copy is provided)

1. Applicant’s Statement of Justification, revised dated January 15, 2010
2. Applicant’s Response to 1st Referrals, dated January 13, 2010
3. SPEX Plat revised through January 15, 2010.

SPEX 2009-0030 & CMPT 2009-0009
CWS Exit 5 Claiborne Parkway

APPLICANT: Community Wireless Structures, LLC
Thomas A. Murray
2800 Shirlington Road, Suite 960
Arlington, VA 22206
703-845-1971

PROPERTY OWNER: Toll Road Investors Partnership II LP
Tom Sines, CEO
45305 Catalina Court, Suite 102
Sterling, VA 20166
703-707-9096

REPRESENTATIVES: Donohue & Blue PLC
Ed Donohue
801 North Fairfax Street, Suite 209
Alexandria, VA 22314
703-549-1123 Ext. 102
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Point-of-contact
Colleen Canovas

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PROPOSAL: A Special Exception and Commission Permit to construct a 150-foot monopole with five-foot lightning rod and ground equipment at Exit 5 of the Dulles Greenway.

LOCATION: Exit 5 eastbound ramp of the Dulles Greenway at Claiborne Parkway, Ashburn, VA.

ZONING: Collectively, the entire subject parcel is zoned AR-1, JLMA-20, PDH3, PDH4, PDIP, PDOP, PDTRC, R-1, R-16, Town and TR-10. Zoning in the area of the parcel specific to the telecommunication facility is PDH3.

TAX MAP/PARCEL: Tax Map—n/a MCPI—234-37-8457

PROPOSED RESIDENTIAL UNITS: n/a

PROPOSED NON-RES SQUARE FOOTAGE: n/a

SURROUNDING LAND USES/ZONING:

NORTH	PDH4	Residential
SOUTH	PDH3	Commercial Industrial
EAST	PDH3	Dulles Greenway/Residential
WEST	PDH3	Commercial Industrial

ELECTION DISTRICT: Catoctin and Dulles